

Harrington Park  
PLANNING BOARD  
**REGULAR MEETING MINUTES**  
Tuesday, November 12, 2019 @ 8:00PM

**Chairman Capazzi called the meeting to order at 8:00PM.**

**Open Public Meeting Act Announcement:** In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

**ROLL CALL**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
(JC) Chairman John CAPAZZI	X	
(PA) Vice-Chair Peter ARDITO	X	
(PH) Mayor Paul HOELSCHER	X	
(AN) Councilman Allan NAPOLITANO	X	
(JB) Member Jesse BARRAGATO	X	
(RM) Member Richard McLAUGHLIN	X	
(RW) Member Robert WALDRON	X	
(DV) Alt. #1 Denise VELA		X

**Also Present:**

(JK) Jennifer Knarich, Board Attorney  
(CL) Carolyn Lee, Land Use Secretary

**MINUTES FOR APPROVAL**

September 10, 2019

The Board had no comments.

<b>To approve September 19, 2019 minutes</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO	X		X			
Mayor Paul HOELSCHER					X	
Councilman Allan NAPOLITANO						
Member Jesse BARRAGATO					X	
Member Richard McLAUGHLIN			X			
Member Robert WALDRON		X	X			
Alt. #1 Denise VELA						X

**INVOICES FOR APPPROVAL**

Sykes Family Trust / 41 Peat Street (Escrow)	Price, Meese, Shulman & D'Arminio (June 2019)	\$ 870.00
Sykes Family Trust / 41 Peat Street (Escrow)	Price, Meese, Shulman & D'Arminio (July 2019)	\$ 510.00
Sykes Family Trust / 41 Peat Street (Escrow)	Price, Meese, Shulman & D'Arminio (August 2019)	\$ 375.00
General	Price, Meese, Shulman & D'Arminio (August 2019)	\$ 240.00
Professional Engineering Services	Neglia Engineering (August 2019)	\$ 1,100.00
Professional Engineering Services	Neglia Engineering (September 2019)	\$ 1,100.00

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Sykes Family Trust / 41 Peat Street (Escrow)	Phillips Preiss Grygiel Leheny Hughes LLC (July 2019)	\$ 840.50
Allegro II (Escrow)	Phillips Preiss Grygiel Leheny Hughes LLC (August 2019)	\$ 233.00
Affordable Housing	Phillips Preiss Grygiel Leheny Hughes LLC (August 2019)	\$ 181.50
<b>TOTAL</b>		<b>\$ 5,450.00</b>

The Board had no comments.

<b>To approve invoices</b>	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO			X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO		X	X			
Member Richard McLAUGHLIN	X		X			
Member Robert WALDRON			X			
Alt. #1 Denise VELA						X

## **RESOLUTIONS**

### **1. Allegro – Amended plan (additional unit and signage)**

JK summarized the application for 3<sup>rd</sup> amended preliminary and final site plan. It was for various amendments to the previous approvals for construction of a 4-story senior living and assisted living facility. The request is to add one additional unit so that the applicant has the option to build a total of 178 units instead of the approved 177 units. There is a variance relief for signage. The conditions are outlined starting on page 7 of the resolution. The rest of the conditions are carried over from the other approvals. There is nothing out of the ordinary. The Board had no questions.

<b>To approve Allegro 3<sup>rd</sup> Amended written resolution</b>	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO			X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO		X	X			
Member Jesse BARRAGATO					X	
Member Richard McLAUGHLIN	X		X			
Member Robert WALDRON					X	
Alt. #1 Denise VELA						X

### **2. 41 Peat Street**

This is the Sykes Family Trust for 41 Peat Street. This is to deny the minor subdivision over variance relief. JK noted for the record that Richard Preiss had minor comments:

- bottom of page 3 to page 4, the report was regarding variances and not completeness.
- refer to the applicant engineer/planner throughout the resolution for consistency
- minor typo on bottom of page 9, there were two t's in a word.

There were no comments or questions from the Board.

<b>To approve 41 Peat Street written resolution</b>	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI					X	

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Vice-Chair Peter ARDITO	X		X			
Mayor Paul HOELSCHER					X	
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO					X	
Member Richard McLAUGHLIN					X	
Member Robert WALDRON		X	X			
Alt. #1 Denise VELA						X

It is required that the majority of those that voted in the previous meeting to deny the application would vote for the resolution. Four members voted to deny the application in the previous meeting so there is a majority.

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

1. Electric Car Charging Stations

PA read an article that the Governor signed into law. There is no funding on state level to pay for this. This was done with Allegro to include charging stations. The state is asking to Planning Boards to include charging stations when there is a large project, in order to facilitate people buying electric cars and alleviating the fear that there is no where to charge the car.

PH asked if is the station would be for the project or everyone to use.

PA noted that they are asking for new projects to consider charging stations as part of infrastructure.

JK said that a lot of towns have included in their ordinance requiring provisions for having electric charging stations. Unless there is something in the ordinance requiring it, we can request it, but not require it. A lot of ordinances don't have this provision because it is new. Wawa has Tesla charging stations. Some of their projects make it an additional use on the property that would trigger the application to go to the Zoning Board. It is considered an accessory. If this is something that the town wants encouraged, the Board should ask RP to draft something.

PA read from the article that the state would like it included in the master plan and expect it to be addressed in the master plan.

JK said that it could be done, but should be through the right channels.

PA wanted to bring this to the Board's attention.

There was discussion about who would pay for the charging costs (free vs rate). JB has only seen places where you pay. CL said that Closter has a free charging station.

The Environmental Commission is looking for locations in town. Borough Hall, the Business District and the commuter parking area were considered, but they do not see anything in town that warrants it at this point. They would put one at Borough Hall if there is a grant.

PH asked about the cost of the electricity. JB said if people constantly use it, it would cost a lot. If free, people may use it to avoid charging at their house.

PA suggested that solar panels could be hooked up with it.

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**ADJOURN**

Motion: AN

Second: RM

In favor, all said "Aye". None opposed.

Meeting adjourned at 8:15PM.

NEXT SCHEDULED PLANNING BOARD  
REGULAR MEETING  
**Tuesday, December 10, 2019 at 8pm**